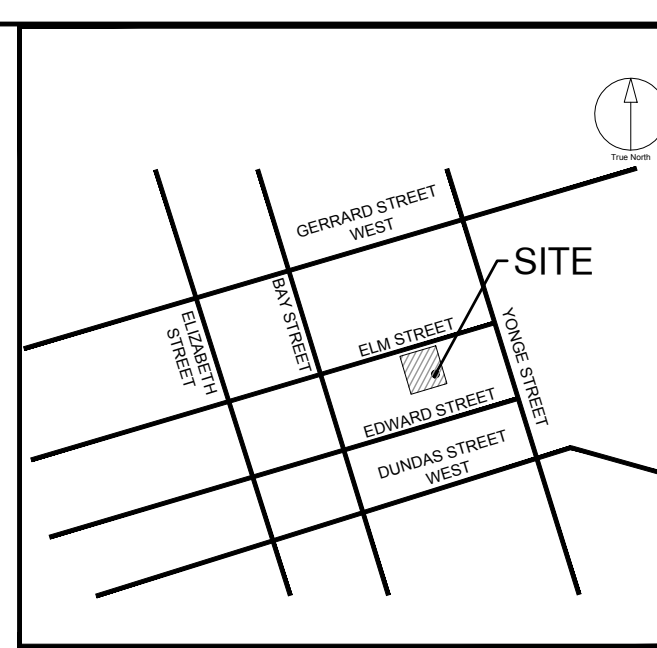


PIPE CROSSING INFORMATION			
CROSSING	TOP PIPE	BOTTOM PIPE	SEPARATION CLEARANCE
1	SAN INV. 90.00	EX STM OVB. 88.58	1.42m
2	EX WM INV. 91.52	SAN OVB. 90.25	1.27m
3	EX WM INV. 91.53	STM OVB. 90.29	1.23m

STORM SEWER STRUCTURE INVENTORY				
MH #	STD.	FRAME OR GRATE	TOP ELEV.	INVERTS
MH1	CAST-IN-PLACE 1.2m x 1.6m	OPSD 401.010 TYPE 'A'	93.71	N 90.15 (200mmØ)

SANITARY SEWER STRUCTURE INVENTORY				
MH #	STD.	FRAME OR GRATE	TOP ELEV.	INVERTS
MHA	CAST-IN-PLACE 2.2m x 1.2m	OPSD 401.010 TYPE 'A'	93.95	N 90.21 (200mmØ)



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17 ELM GP INC.

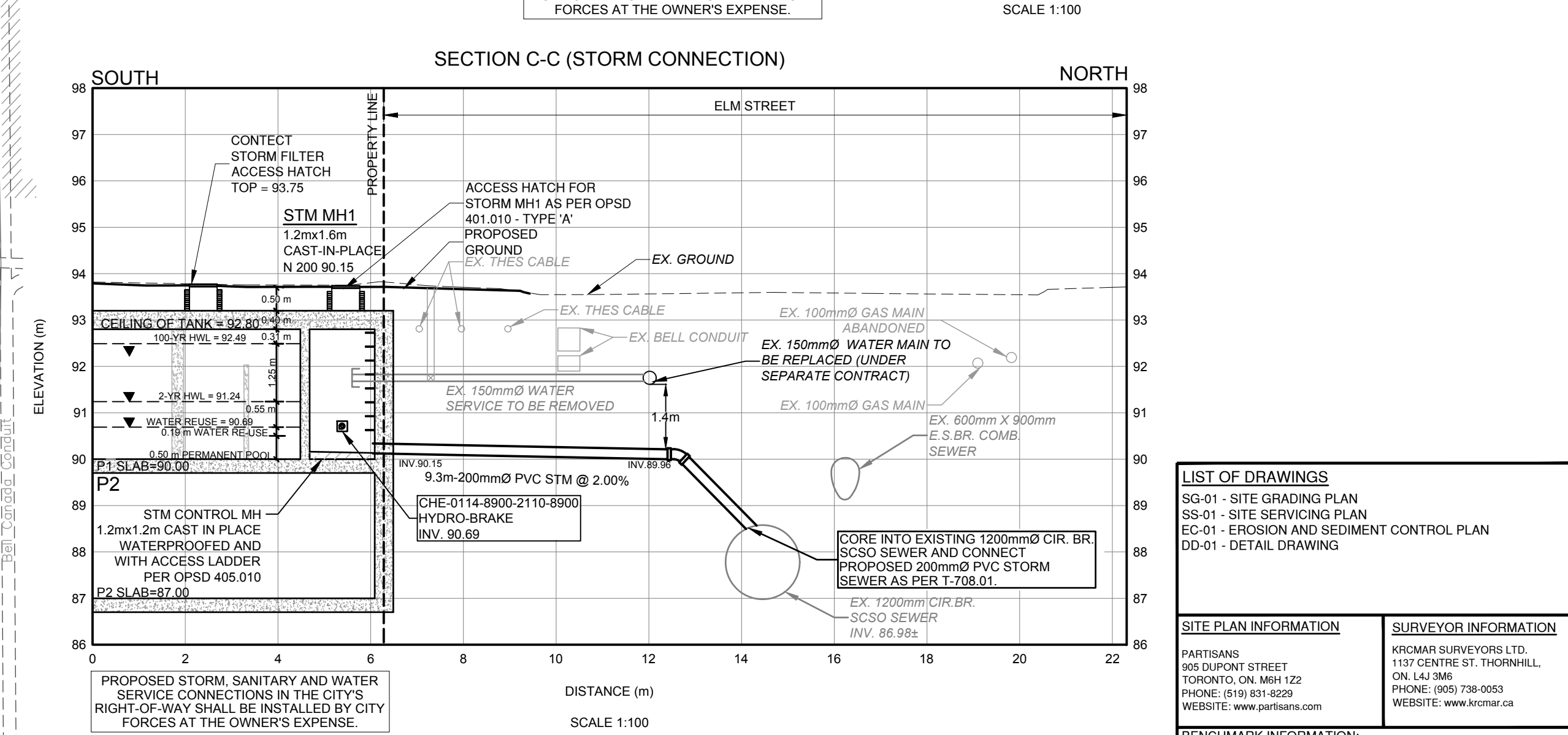
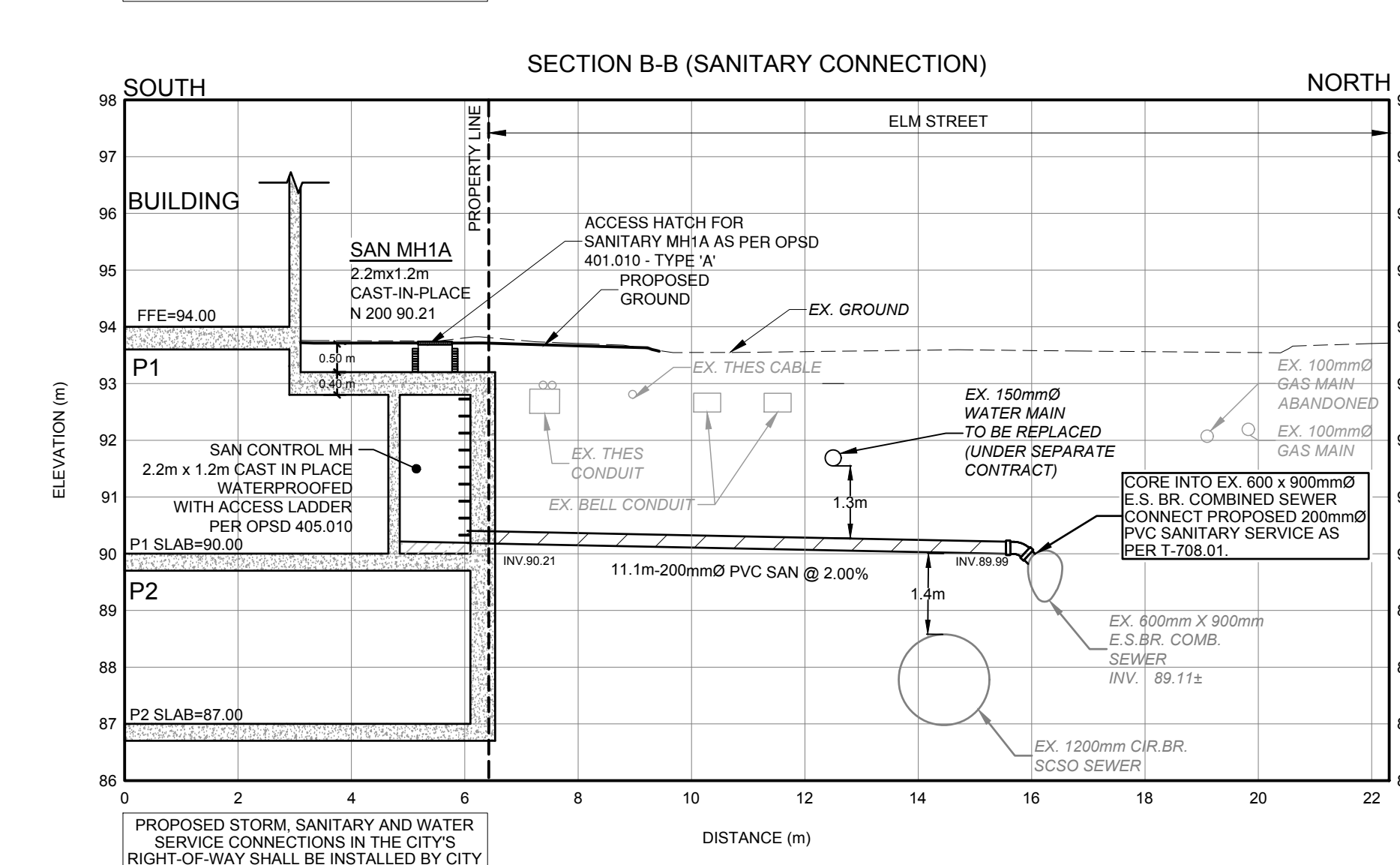
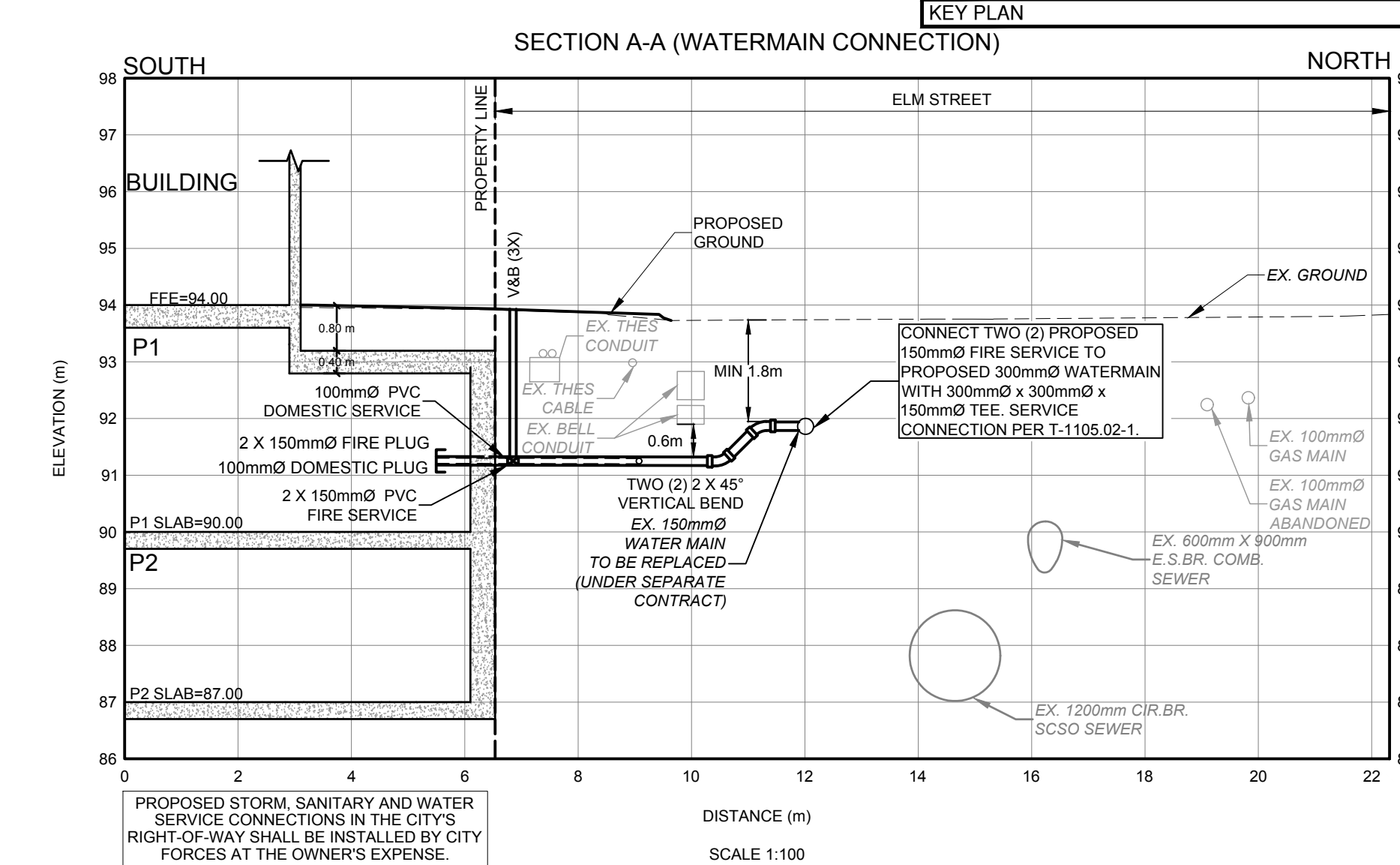
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IBI Group Professional Services (Canada) Inc.
a member of the IBI Group of Companies

ISSUES	DESCRIPTION	DATE
1	ISSUED FOR ZBA & SPA SUBMISSION	AUGUST 19, 2022
2	ISSUED FOR ZBA & SPA SUBMISSION	APRIL 12, 2023

- LEGEND**
- PROPERTY LINE
 - OUTLINE OF BUILDING AT GROUND LEVEL
 - PROPOSED STORM MANHOLE
 - PROPOSED AREA DRAIN
 - PROPOSED SANITARY MANHOLE
 - PROPOSED VALVE AND BOX
 - PROPOSED SIAMSE CONNECTION
 - PROPOSED STORM
 - PROPOSED SANITARY
 - PROPOSED WATER
 - EXISTING STORM
 - EXISTING SANITARY
 - EXISTING WATER
 - EXISTING FIRE HYDRANT
 - EXISTING VALVE AND BOX
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING MANHOLE
 - EXISTING DOUBLE CATCH BASIN
 - PROPOSED DOUBLE CATCH BASIN
 - PROPOSED DOMESTIC WATER METER
 - PROPOSED BACKFLOW PREVENTER
 - PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
 - PUBLIC EASEMENT ACCESS



- NOTES:**
- ALL REMOVALS TO BE DISPOSED OFF SITE TO A SUITABLE LOCATION.
 - EXISTING SERVICES ARE BASED ON CITY OF TORONTO PLAN AND PROFILE DRAWINGS.
 - CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES, SERVICES AND INVERTS PRIOR TO CONSTRUCTION AND INFORM PROJECT ENGINEER OF ANY DISCREPANCIES.
 - EXISTING SERVICE CONNECTIONS SHOULD BE DETACHED AS PER TORONTO WATER DIRECTION.
 - THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF THE TORONTO WATER DIVISION.

- NOTES:**
- REFER TO DRAWING DD-01 FOR ALL CONSTRUCTION AND GENERAL NOTES.
 - STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART LOT CONTROL, SUB-DIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT.
 - THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 651 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 SERIES STANDARDS.
 - ALL EXISTING MUNICIPAL SERVICES (IE. WATERMANS) AND UTILITIES THAT CROSS PROPOSED SERVICES ARE TO BE DAYLIGHTED AND DEPTHS CONFIRMED, PRIOR TO CONSTRUCTION OF PROPOSED SERVICES. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 - THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF TORONTO WATER.
 - THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATERS SATISFACTION.

STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION. IF ANY PARTY, INCLUDING THE CURRENT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART LOT CONTROL, SUB-DIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THE APPLICANT.

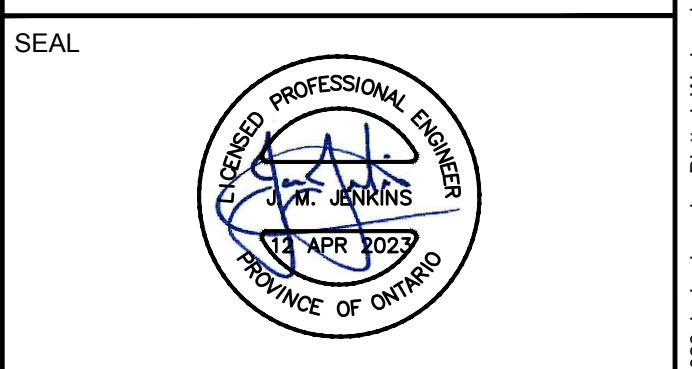
BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, CITY OF TORONTO STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

ALL AREA DRAINS ARE TO BE CONNECTED TO INTERNAL BUILDING PLUMBING, THE ENTIRE MECHANICAL STORM PIPING BELOW FINISHED FLOOR TO BE JOINT RESTRAINED AND WATERTIGHT. REFER TO MECHANICAL PLANS FOR DETAILS.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER - ENVIRONMENTAL MONITORING & PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF PRIVATE WATER INTO MUNICIPAL SEWER SYSTEMS AND WATERCOURSES. THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT CONSERVATION & PARKS, WITH REGARD TO ANY PROPOSED DEWATERING AND MITIGATING AND MANAGING EITHER ON-SITE OR OFF-SITE OF ANY PRIVATE WATER ENCOUNTERED DURING CONSTRUCTION.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE COMPLIANCE WITH ALL APPLICABLE PROVINCIAL STANDARDS AND TO OBTAIN ALL PROVINCIAL APPROVALS, INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL COMPLIANCE APPROVALS.

THE SIGNED ACCEPTANCE BY ENGINEERING AND CONSTRUCTION SERVICES PERTAINS TO THE SERVICE CONNECTIONS LOCATED WITHIN THE MUNICIPAL RIGHT OF WAY.



Toronto ENGINEERING AND CONSTRUCTION SERVICES DIVISION

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING DATE

IBI GROUP
Unit 300 - 8133 Warden Avenue
Markham ON L6G 1B3 Canada
tel 905 763 2322 fax 905 763 9883
ibigroup.com

PROJECT
15-17 ELM STREET
TORONTO, ON. M5G 1H1

PROJECT NO:
137680

DRAWN BY: **KP** CHECKED BY: **CG**

PROJECT MGR: **JJ** APPROVED BY: **JJ**

SHEET TITLE
SITE SERVICING PLAN

SHEET NUMBER **SS-01** ISSUE **02**

LIST OF DRAWINGS

- SS-01 - SITE GRADING PLAN
- SS-02 - SITE SERVICING PLAN
- EC-01 - EROSION AND SEDIMENT CONTROL PLAN
- DD-01 - DETAIL DRAWING

SITE PLAN INFORMATION

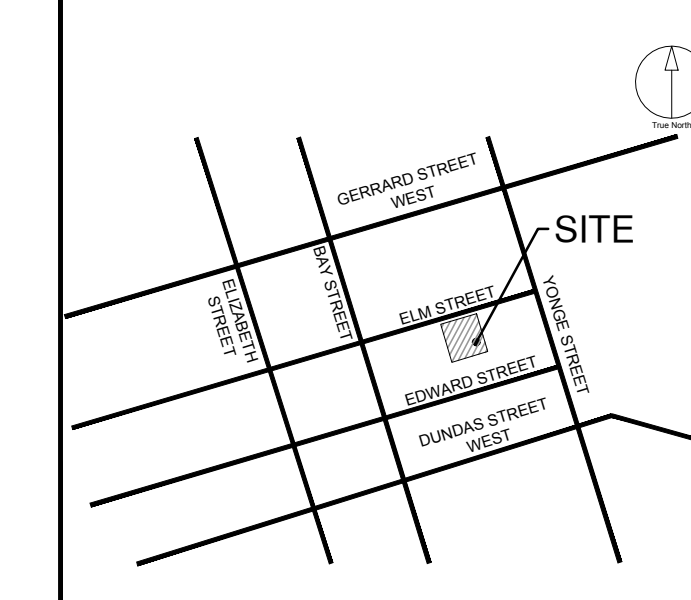
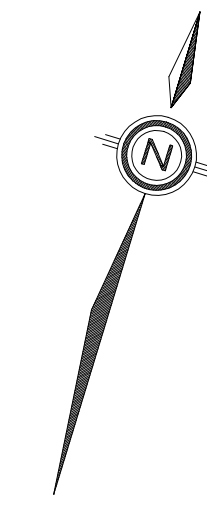
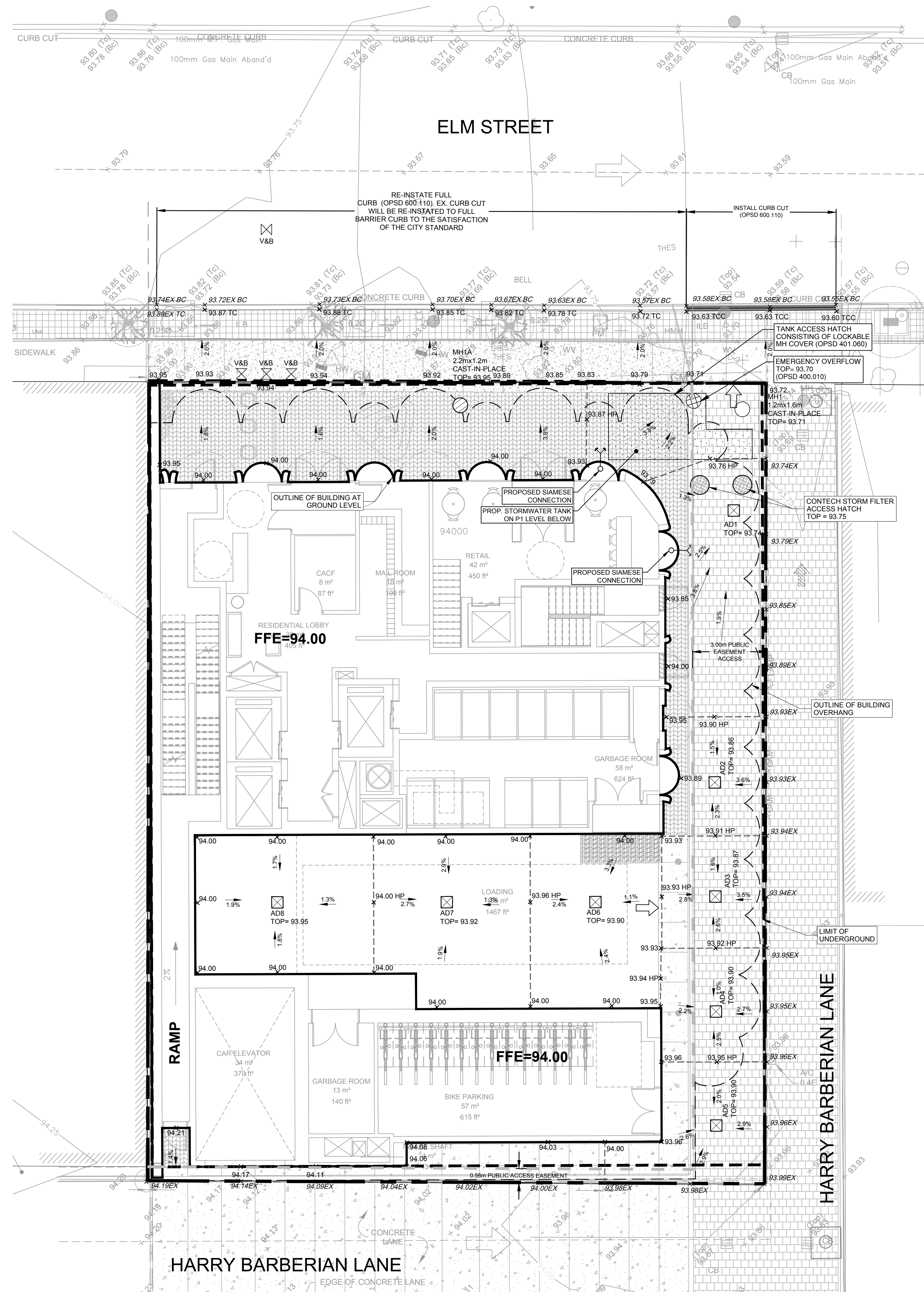
PARTISANS
905 BURNHAMTHORPE ST. W.
TORONTO, ON. M6H 1Z2
PHONE: (416) 671-6229
WEBSITE: www.partisans.com

SURVEYOR INFORMATION

KRUMHOLTZ SURVEYORS LTD.
1137 CENTRE ST. THORNHILL
ON, L4J 1M1
PHONE: (905) 738-0053
WEBSITE: www.krumholtz.com

BENCHMARK INFORMATION:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCHMARK NO. C1787 HAVING AN ELEVATION OF 99.467 METRES.

SCALE: 1:100



CLIENT
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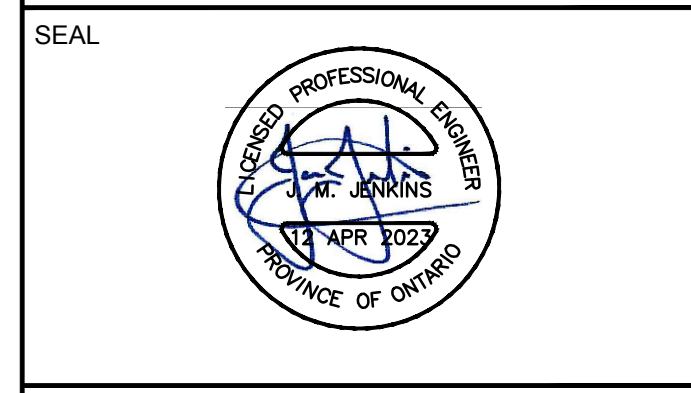
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA & SPA SUBMISSION	AUGUST 19, 2022
2	ISSUED FOR ZBA & SPA SUBMISSION	APRIL 12, 2023

LEGEND

PROPERTY LINE	---
OUTLINE OF BUILDING AT GROUND LEVEL	---
OUTLINE OF UNDERGROUND LEVEL	---
OUTLINE OF BUILDING OVERHANG	---
PROP. DEPRESSED CURB	---
PROPOSED GRADE	x 149.50
EXISTING GRADE	x 149.33EX
PROPOSED STORM MANHOLE	○
PROPOSED AREA DRAIN	□
PROPOSED SANITARY MANHOLE	○
PROPOSED VALVE AND BOX	⊗ V&B
PROPOSED SIAMESE CONNECTION	○
PROPOSED GRADE (TOP OF CURB)	x 149.65TC
PROPOSED GRADE (TOP OF CURB CUT)	x 149.65TCC
PROPOSED GRADE (BOTTOM OF CURB)	x 149.50BC
EXISTING STORM MANHOLE	○
EXISTING SANITARY MANHOLE	○
EXISTING CATCH BASIN	○
EMERGENCY OVERLAND FLOW ROUTE	→
EXISTING OVERLAND FLOW ROUTE	→
FFE (FINISHED FLOOR ELEVATION)	FFE=104.50
DOORS	⊗
PUBLIC EASEMENT ACCESS	---



Toronto ENGINEERING AND CONSTRUCTION SERVICES DIVISION

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING DATE

IBI GROUP
Unit 300 - 8133 Warden Avenue
Markham ON L6G 1B3 Canada
Tel: 905.763.2322 Fax: 905.763.9983
ibigroup.com

PROJECT
15-17 ELM STREET
TORONTO, ON. M5G 1H1

PROJECT NO:
137680

DRAWN BY: **KP** CHECKED BY: **CG**

PROJECT MGR: **JJ** APPROVED BY: **JJ**

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER **SG-01** ISSUE **02**

LIST OF DRAWINGS

SG-01 - SITE GRADING PLAN
SS-01 - SITE SERVICING PLAN
EC-01 - EROSION AND SEDIMENT CONTROL PLAN
DD-01 - DETAIL DRAWING

SITE PLAN INFORMATION

PARTISANS 905 DUPONT STREET TORONTO, ON. M6H 1Z2 PHONE: (519) 531-6225 WEBSITE: www.partisans.com	SURVEYOR INFORMATION VICIMAR SURVEYORS LTD. 1137 CENTRE ST. THORNHILL ON. L4J 3M6 PHONE: (905) 738-0053 WEBSITE: www.vicimar.ca
---	--

BENCHMARK INFORMATION:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. C7781 HAVING AN ELEVATION OF 99.467 METRES.

SCALE: 1:100

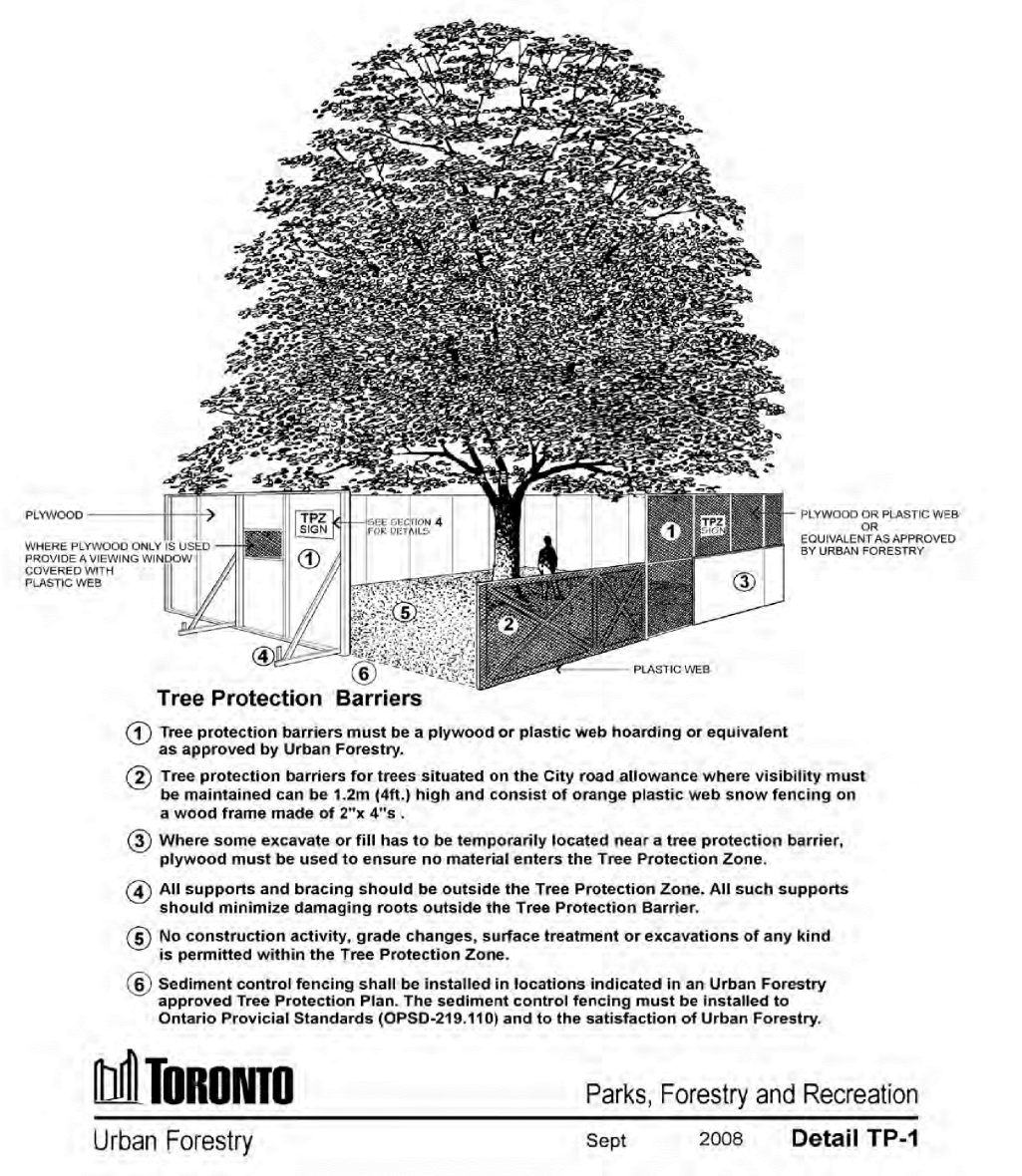
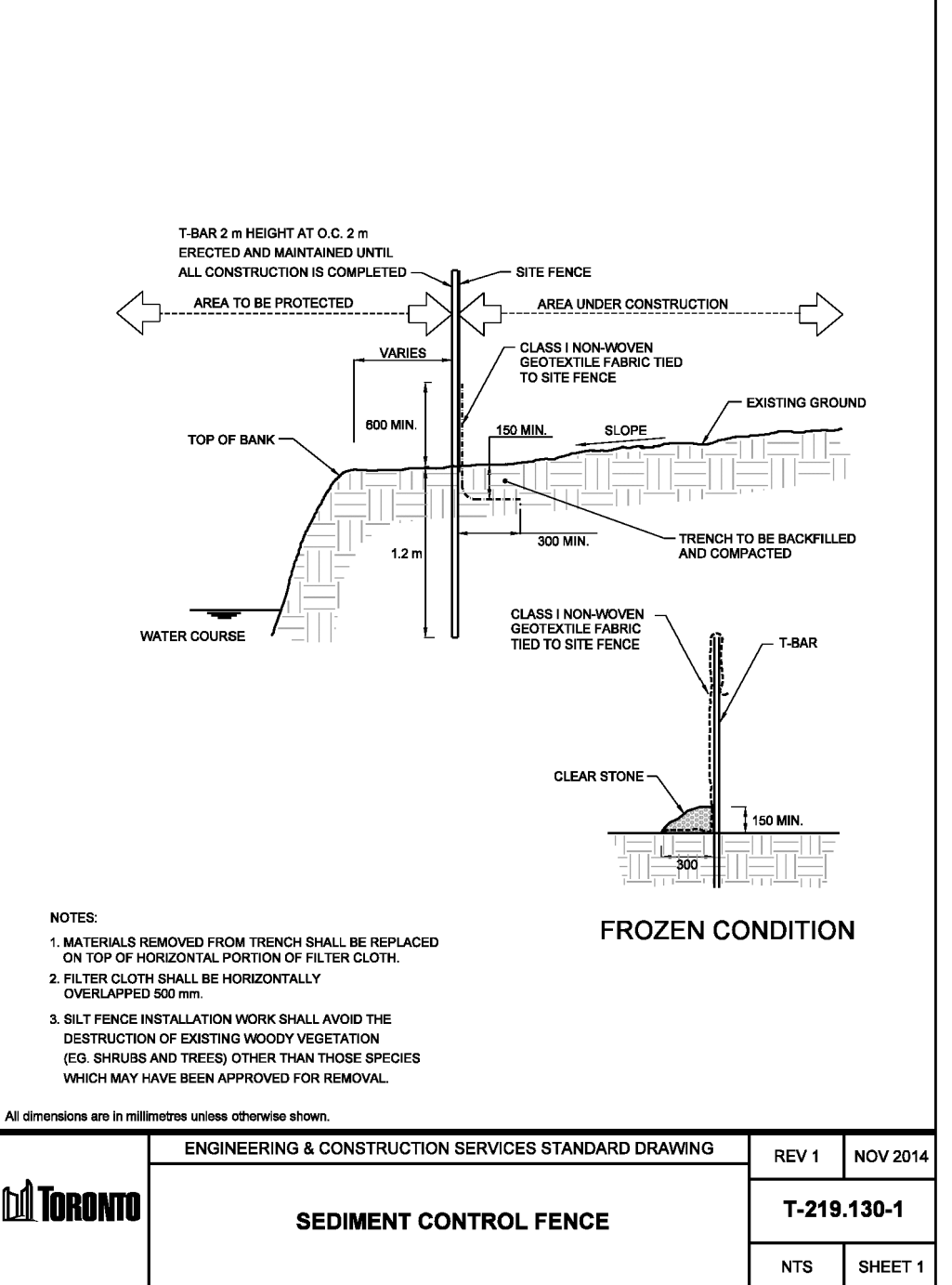
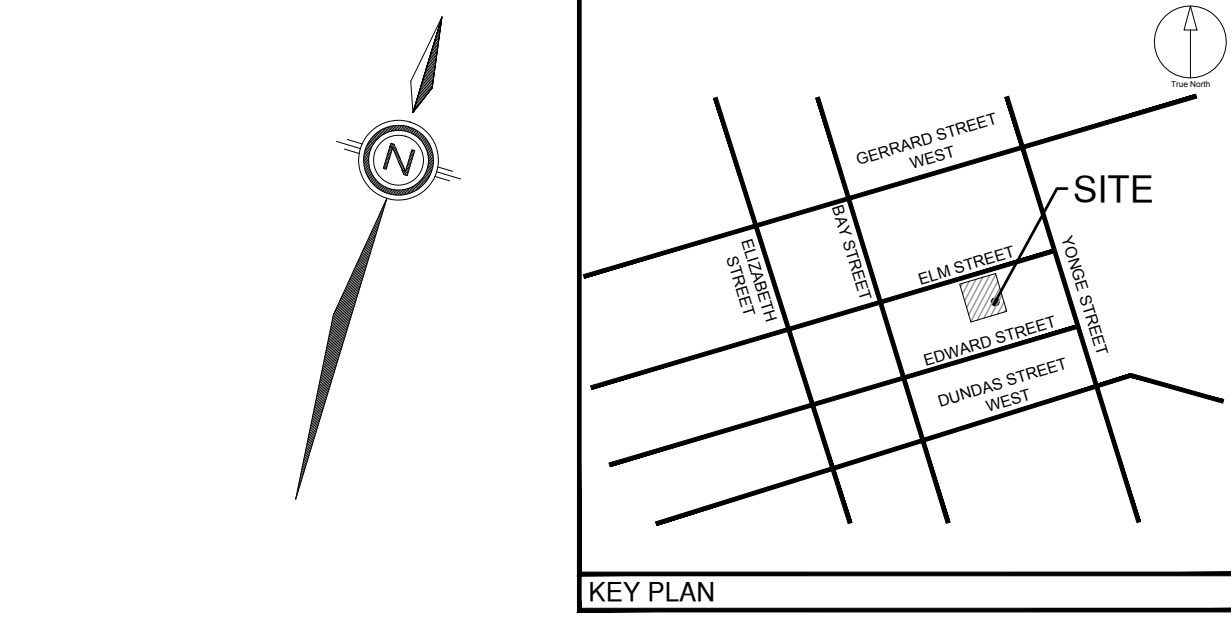
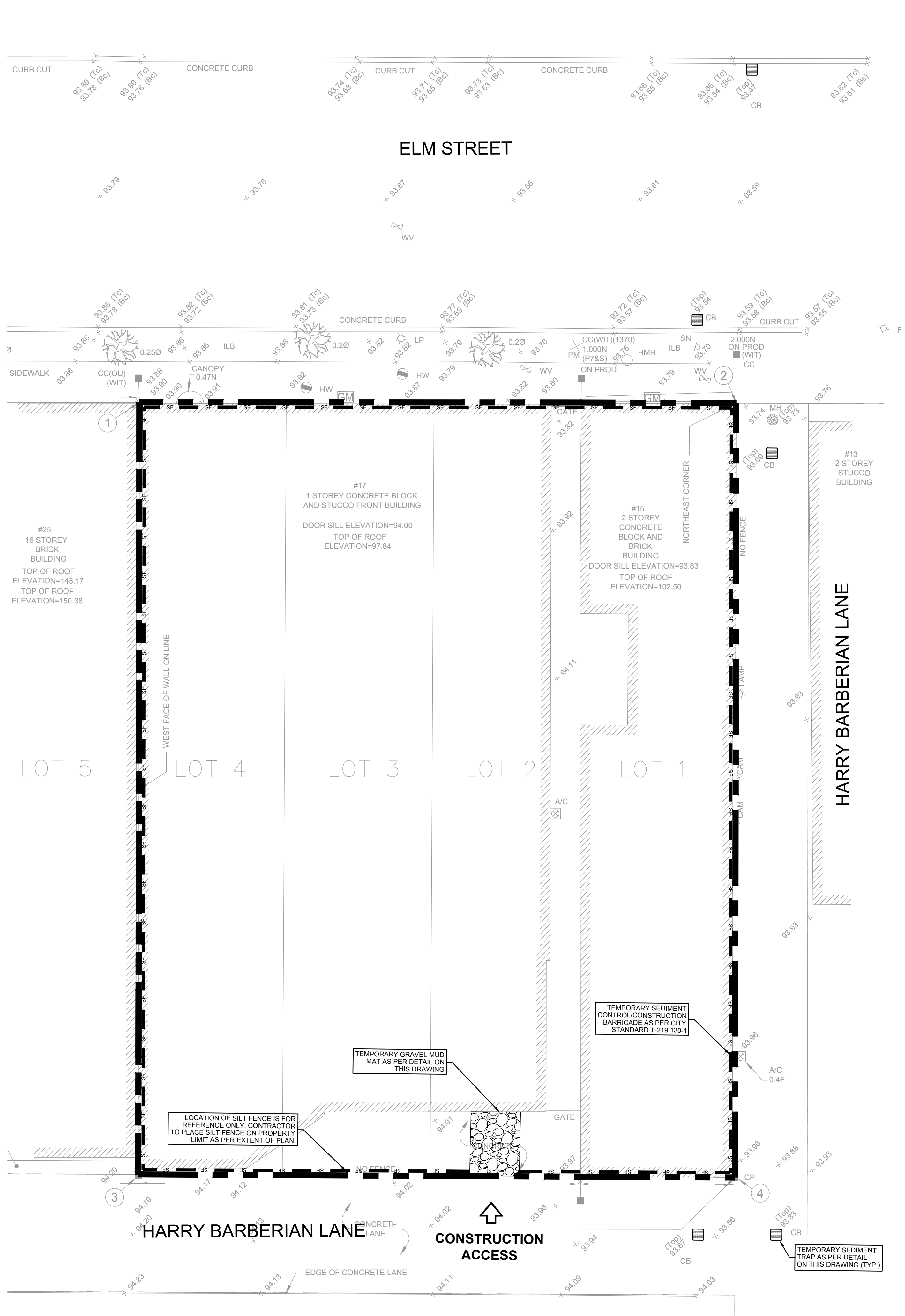
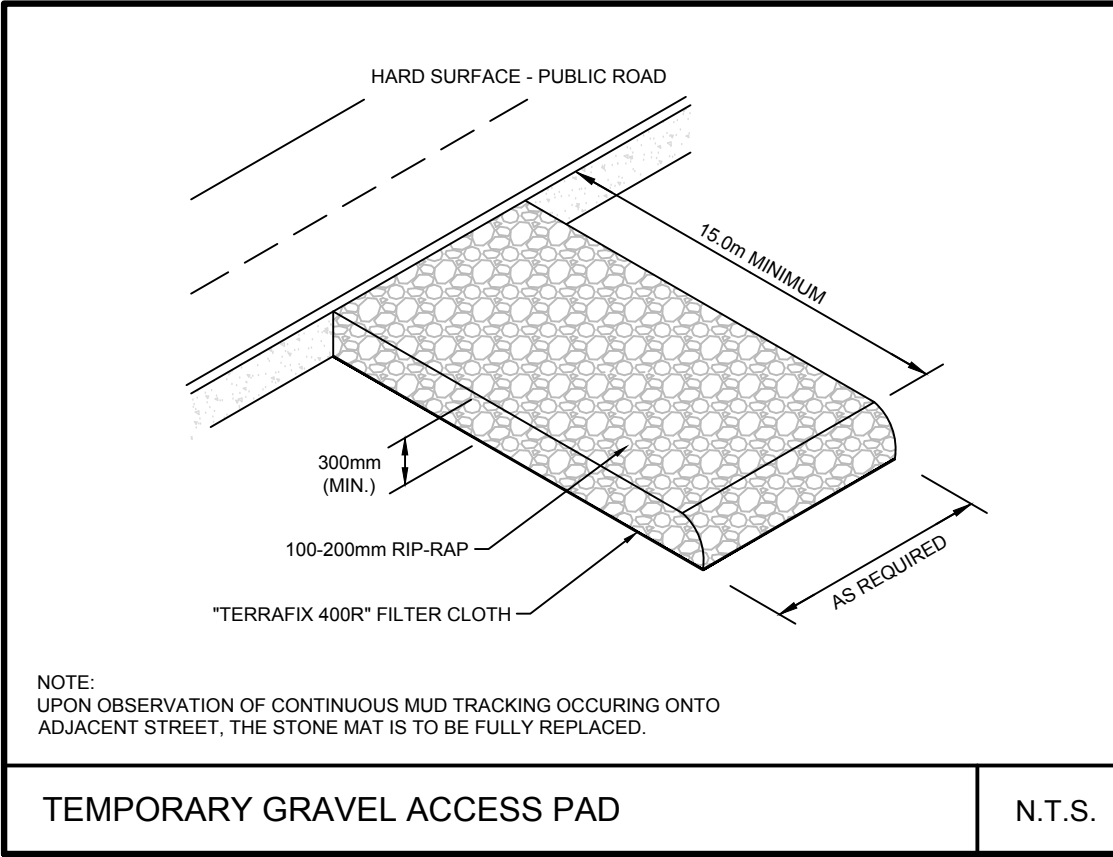
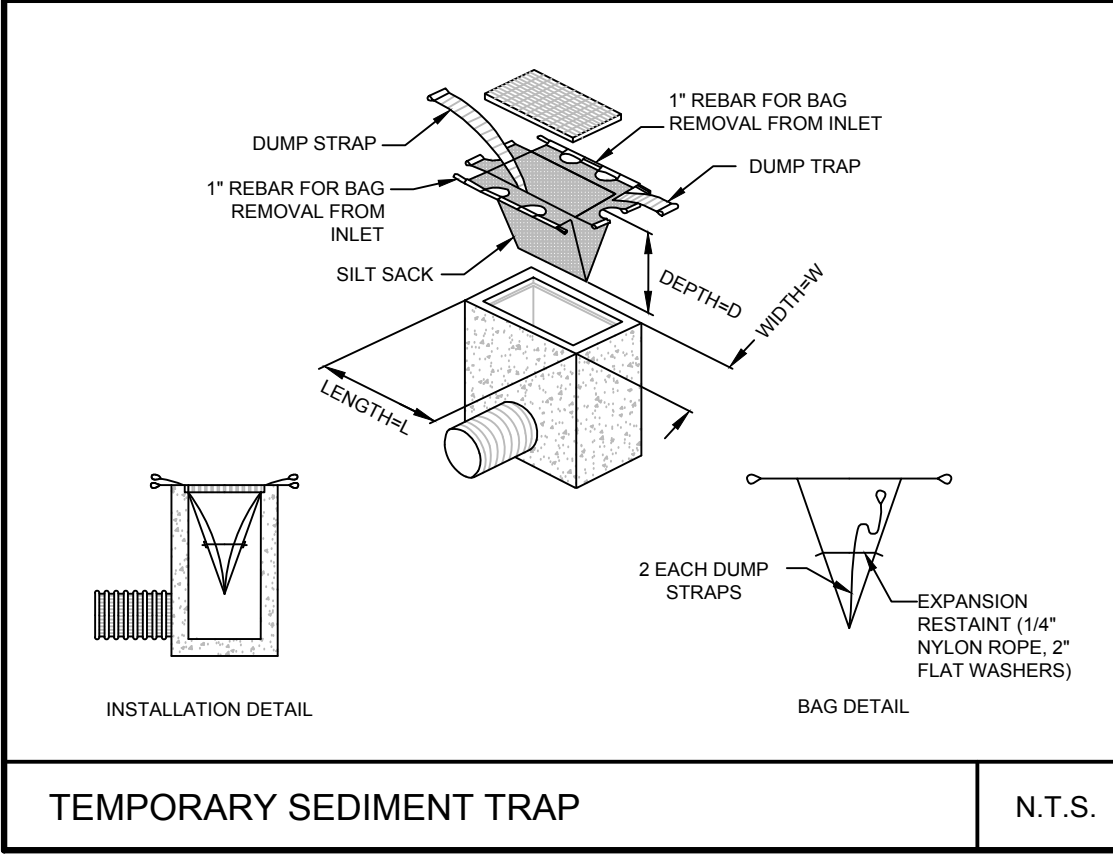
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GENERAL RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHOULD CONFORM TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS). THE CITY OF TORONTO STANDARDS AND SPECIFICATIONS SHOULD BE USED IN PLACE OF ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS WHEREVER THERE IS A CITY OF TORONTO STANDARD.
2. ALL WORKS AND RESTORATIONS WITHIN THE CITY'S RIGHT-OF-WAY TO BE DONE BY CITY FORCES AT OWNERS' COST. EXISTING WATER SERVICES AND APPURTENANCES TO BE REMOVED TO THE CITY'S SATISFACTION. SUPPORT TO BE PROVIDED TO EXISTING SEWERS AND UTILITIES AS PER T-1007.01 TO T-1007.01-10 AS REQUIRED. ABANDONED UTILITIES TO BE REMOVED AS REQUIRED WHERE CONFLICT IS PRESENT.

IT IS THE RESPONSIBILITY OF THE APPLICANT/CONSULTANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER - ENVIRONMENTAL & PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF GROUNDWATER INTO MUNICIPAL SEWER SYSTEMS AND WATERCOURSES. THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE WITH REGARD TO ANY PROPOSED DEWATERING.

1. SEDIMENT BARRIER, CHECK DAMS AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
2. ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL THE AREA IS STABILIZED.
3. IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.
4. THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.
5. ALL CONSTRUCTION EQUIPMENT MUST BE PARKED ON-SITE.
6. WILL COMPLY WITH CITY OF TORONTO NOISE BY-LAW.
7. SEDIMENT CONTROL FENCE TO BE AS PER CITY OF TORONTO STANDARD T-219-130-1.
8. ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.
9. ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.
10. FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SODDED OR BACKYARDS GRADED AND SODDED. FILTER FABRIC FOR SILT CONTROL TO BE TERRAFIX 270R OR APPROVED EQUIVALENT.
11. FILTER CLOTH WILL BE PLACED ON THE CATCHBASINS ON (PUBLIC STREET) ACROSS THE PROPERTY'S FRONTAGE.
12. STREET SWEEPING, CATCH BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.
13. THE CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING THE MUNICIPAL ROADWAY CLEAN AND WILL WASH AND SWEEP THE ROADWAY AS REQUIRED.
14. FILTER CLOTH AND 150mm of 19mm CRUSHED STONE WILL BE PLACED ON THE ON-SITE CATCHBASINS FOR SEDIMENT PROTECTION DURING CONSTRUCTION. FILTER CLOTH WILL BE PLACED ON THE CATCHBASINS ON THE PUBLIC STREETS ACROSS THE PROPERTY'S FRONTAGE.
15. THE SILT FENCE WILL BE INSTALLED IN ACCORDANCE WITH CITY REQUIREMENTS FOR AN EROSION CONTROL FENCE.
16. IN THE CASE OF ANY CONFLICT WITH ANOTHER PLAN, THIS PLAN PREVAILS ONLY IN RESPECT TO CONSTRUCTION MEASURES AND ACTIVITIES SUCH AS THE CONSTRUCTION ACCESS, SILT FENCE, SECURITY FENCE, SEDIMENT CONTROL AND MUD MATS.



LIST OF DRAWINGS	
SG-01 - SITE GRADING PLAN	
SS-01 - SITE SERVICING PLAN	
EC-01 - EROSION AND SEDIMENT CONTROL PLAN	
DD-01 - DETAIL DRAWING	
SITE PLAN INFORMATION	
PARTISANS 905 DUPONT STREET TORONTO, ON M6H 1Z2 PHONE: (519) 531-6225 WEBSITE: www.partisans.com	SUBVEYOR INFORMATION VICOMAR SURVEYORS LTD. 1137 CENTRE ST. THORNHILL, ON L4U 3M6 PHONE: (905) 738-0053 WEBSITE: www.vicomar.ca
BENCHMARK INFORMATION: ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK No. C787 HAVING AN ELEVATION OF 99.467 METRES.	
SCALE: 1:100	

CLIENT
17 ELM GP INC.

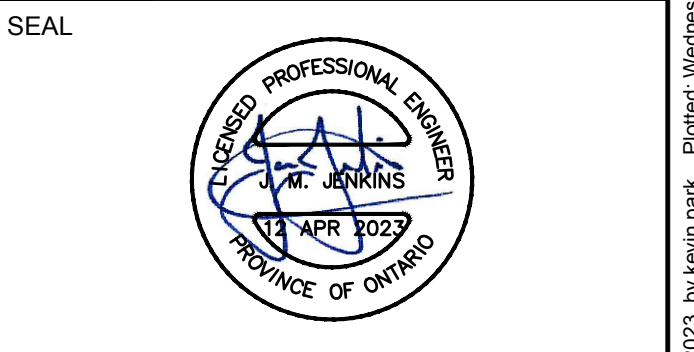
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ISSUES	No.	DESCRIPTION	DATE
	1	ISSUED FOR ZBA & SPA SUBMISSION	AUGUST 19, 2023
	2	ISSUED FOR ZBA & SPA SUBMISSION	APRIL 12, 2023

- LEGEND**
- PROPERTY LINE
 - TEMPORARY SEDIMENT CONTROL FENCE
 - TEMPORARY CONSTRUCTION ACCESS
 - TEMPORARY SEDIMENT TRAP
 - TEMPORARY GRAVEL MUD MAT



Toronto ENGINEERING AND CONSTRUCTION SERVICES DIVISION

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MANAGER, DEVELOPMENT ENGINEERING DATE

IBI GROUP
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Markham ON L6G 1B3 Canada
Tel: 905.763.2322 Fax: 905.763.9983
ibigroup.com

PROJECT
15-17 ELM STREET
TORONTO, ON. M5G 1H1

PROJECT NO: 137680
DRAWN BY: KP
PROJECT MGR: JJ

CHECKED BY: CG
APPROVED BY: JJ

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER EC-01
ISSUE 02

GENERAL NOTES

- ALL MATERIAL FOR SEWER, FORCEMAIN, WATERMAIN, HYDRANTS AND APPURTENANCES, SHALL BE ACCORDING TO CITY OF TORONTO MATERIAL MANUFACTURE SPECIFICATIONS AS REQUIRED BY CHAPTER 6, MATERIAL SPECIFICATIONS FROM DESIGN CRITERIA FOR SEWERS AND WATERMANS MANUAL.
- UTILITY SEPARATION SHALL BE ACCORDING TO APPENDIX 'D' OF THE CITY OF TORONTO DESIGN CRITERIA FOR SEWERS AND WATERMANS MANUAL.
- SERVICE CONNECTIONS AND UTILITY CUTS MADE IN ROAD PAVEMENTS SHALL BE BACKFILLED WITH UNSHRINKABLE FILL ACCORDING TO TS 4.10.
- ALL AREAS DISTRIBUTED DURING CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AND TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR. GRASS AREAS SHALL BE TREATED WITH 100 MM OF TOPSOIL AND SHALL BE SODDED ACCORDING TO TS 5.00 AND TS 5.10.
- ALL EXISTING UTILITIES SHOWN ON DRAWINGS (PLAN AND PROFILE) ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE ACTUAL LOCATION DEPTH OF ANY UTILITY AND SHALL BE LIABLE FOR ALL OR ANY DAMAGE.
- ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND CONSTRUCTION DRAWINGS MUST BE REPORTED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
- ALL SURVEY STAKE LAYOUT POINTS SHALL BE VERIFIED IN THE FILED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE IMMEDIATELY REPORTED TO THE CITY.
- ATTENTION IS DIRECTED TO THE POSSIBILITY OF EXISTING PRIVATE SPRINKLERS AND LIGHTING SYSTEMS WITHIN THE RIGHT-OF-WAY, WHICH ARE NOT SHOWN ON THE PLANS. LOCATING, WORKING AROUND AND PROTECTING THESE SYSTEMS SHALL BE COMPLETED AT NO EXTRA COST TO THE CITY.
- AT ALL LOCATIONS WHERE THE PROPOSED WATERMAIN CROSSES UNDER OR ABOVE THE EXISTING SEWERS OR UTILITIES, GRANULAR A BEDDING MATERIAL IS TO EXTEND FROM THE LOWER PIPE TO THE TOP OF THE UPPER PIPE. GRANULAR A TO BE COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- CONTRACTOR TO PROVIDE ADEQUATE SUPPORT DURING CONSTRUCTION BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS. MAINTAIN 300 MM MINIMUM VERTICAL CLEARANCES BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS LESS THAN 300 MM IN DIAMETER. MAINTAIN 600 MM MINIMUM VERTICAL CLEARANCE BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS EQUAL TO OR GREATER THAN 300 MM IN DIAMETER.
- ALL EXISTING WATERMANS AND SEWER PIPES LARGER THAN 300 MM DIAMETER SHALL BE SUPPORTED ACCORDING TO DRAWING T-1007.01.4.
- ALL DIMENSIONS ARE EXPRESSED IN METRES (M) AND PIPE SIZES ARE EXPRESSED IN MILLIMETRES (MM) UNLESS OTHERWISE NEEDED.

LEGISLATION, REGULATION, AND CODE

- ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED ACCORDING TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS MAY, SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO, BE USED WHERE NO CITY STANDARD OR SPECIFICATIONS IS AVAILABLE.
- ALL WORK SHALL BE COMPLETED ACCORDING TO THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE ACCORDING TO THE CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.

WATERMANS

- PVC WATERMANS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900.07.
- EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.010 AND USING GRANULAR A ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- MINIMUM COVER ON WATERMANS SHALL BE 1.8 M.
- ALL HYDRANTS SHALL BE CONSTRUCTED ACCORDING TO T-1105.01.
- HYDRANT LEADS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900.07.
- ALL SERVICE CONNECTIONS SHALL BE CONSTRUCTED ACCORDING TO T-1104.01, T-1104.02-1, T-1104.02-3, T-1105.02-1 AND T-1105.02-2.
- SINGLE WATER SERVICE CONNECTIONS SHALL BE A MINIMUM OF 19 MM DIA. TYPE "K" SOFT COPPER ACCORDING TO T-1104.01. WHEN SERVICE LENGTH EXCEEDS 30 M, THE DIAMETER SHALL BE 25 MM DIA.
- ALL CURB AND VALVE BOXES TO BE LOCATED AT STREET LINE.
- MECHANICAL THRUST RESTRAINTS SHALL BE INSTALLED AT ALL FITTINGS, BENDS, TEES, CROSSES, REDUCERS AND VALVES FOR ALL WATERMAIN SIZES. MECHANICAL RESTRAINTS AT JOINTS SHALL BE INSTALLED AT EVERY PIPE JOINT 6.1 M OR EITHER SIDE OF THE VALVE FOR WATERMANS 100 MM DIAMETER OR LARGER.
- ALL TEES, PLUGS, HORIZONTAL, VERTICAL, BENDS, REDUCERS AND HYDRANTS TO HAVE CONCRETE THRUST BLOCKS ACCORDING TO T-1103.01 AND T-1103.020.
- WATERMANS MUST FOLLOW THE ONTARIO MINISTRY OF THE ENVIRONMENT PROCEDURE F-6.1 THAT GOVERN THE SEPARATION OF SEWERS AND WATERMANS. A MINIMUM VERTICAL CLEARANCE OF 0.30 M WHEN CROSSING OVER AND 0.5 M WHEN CROSSING UNDER SEWERS AND ALL OTHER UTILITIES IS REQUIRED. MUST ALSO MAINTAIN 2.5 M HORIZONTAL SEPARATION WITH SEWERS.
- ALL VALVES LESS THAN 400 MM WILL BE IN A VALVE AND BOX ACCORDING TO T-1101.02-2. ALL VALVES 400 MM AND LARGER SHALL BE IN A CHAMBER.
- SACRIFICIAL ANODES SHALL BE INSTALLED ON ALL METALLIC PIPES AND APPURTENANCES, WATER SERVICES AND FITTINGS ACCORDING TO T-1106.04, T-1106.05, T-1106.06 AND TS 7.22.
- TRACER WIRE INSTALLATION SHALL BE ACCORDING TO TS 7.40.
- HYDROSTATIC PRESSURE TEST AND LEAKAGE TESTING OF THE WATERMAIN SHALL BE ACCORDING TO TS 44.1.
- THE NEW WATERMAIN SHALL BE ISOLATED ACCORDING TO T-1104.03-3 OR T-1104.03-4 UNTIL BACTERIOLOGICAL TESTS ARE SATISFACTORILY COMPLETED.
- PROVISIONS FOR FLUSHING THE WATER MAIN PRIOR TO TESTING AND SO FORTH MUST BE PROVIDED WITH AT LEAST A 50 MM OUTLET ON 100 MM AND LARGER LINES ACCORDING TO T-1104.03-1. COPPER WATER SERVICES SHALL HAVE FLUSHING POINTS AT THE END OF THE SAME SIZE AS THE LINE. ON FIRE LINES, FLUSHING OUTLET TO BE 50 MM DIAMETER MINIMUM OR A HYDRANT.
- DISINFECTION OF THE WATERMAIN SHALL BE ACCORDING TO TS 7.30 AND SHALL INCLUDE ALL NEW WATER SERVICES 100 MM DIA AND LARGER.
- TORONTO WATER REQUIRES THAT THE NEW DISTRIBUTION SYSTEM REMAIN ISOLATED UNTIL SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE RECEIVED. ECS CONTRACT ADMINISTRATOR SHALL NOTIFY TORONTO WATER WHEN SAMPLE RESULTS HAVE PASSED IN ORDER TO PROCEED WITH REMOVAL OF THE BLOW-OFF AND BACK-FILLING OF THE ACCESS PIT.
- AFTER SATISFACTORY DISINFECTION OF THE NEW WATERMAIN IS ACHIEVED, PERMANENT CONNECTIONS TO THE EXISTING WATERMANS (WITH A FILLER PIECE) SHALL BE MADE ACCORDING TO TS 7.70.
- CITY IN-SERVICE WATER VALVES, CURB STOPS, FIRE HYDRANTS CAN ONLY BE OPERATED BY TORONTO WATER STAFF.
- ALL NEW WATERMANS SHALL BE INSULATED WHERE THE COVER IS LESS THAN 1.65 M ACCORDING TO T-708.01-4.
- THE CONTRACTOR SHALL CONNECT OR RECONNECT ALL STRAY CURRENT DRAINAGE CABLES CONNECTED TO THE TTC ELECTRIFIED RAIL SYSTEM ENCOUNTERED DURING WATERMAIN CONSTRUCTION.

WATERMAIN - FILL AREAS

- PIPES ARE NOT TO BE LAID ON FILL UNTIL THE FIELD DENSITY TEST REPORTS HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER.
- FILL TO BE PLACED TO A MINIMUM OF 600 MM ABOVE THE WATERMAIN GRADES TO 3 M MINIMUM ON EACH SIDE PRIOR TO WATERMAIN LAYING COMPACTED TO A MINIMUM OF 100% OF MAXIMUM DRY DENSITY IN 300 MM LIFTS.
- SOIL DENSITY TESTS SHALL BE TAKEN ALONG CENTRELINE OF THE WATERMAIN AND ON LINES 1.5 M ON EACH SIDE OF SAME AT MAXIMUM INTERVAL OF 30 M. TESTS TO BE TAKEN AT EACH 600 MM LIFT.
- ALL HYDRANTS, TEES, VALVES, BENDS, PLUGS AND EACH PIPE JOINT ARE TO BE MECHANICALLY RESTRAINED.
- PIPE JOINT DEFLECTIONS ARE NOT ALLOWED.

SANITARY AND STORM SEWERS

- MAIN LINE PVC PIPE SHALL BE DR 35.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150 MM DIAMETER MINIMUM, PVC DR 28 INSTALLED AT 2 PERCENT AND THE COLOUR SHALL BE GREEN. FOR SINGLE RESIDENTIAL DWELLINGS.
- EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.010 AND USING GRANULAR A ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B BEDDING MATERIAL ACCORDING TO OPSD 802.031 AND USING GRANULAR A BEDDING MATERIAL ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- ULTRA-RIB PIPE IS NOT PERMITTED WITHIN THE MUNICIPAL RIGHT-OF-WAY.
- MAINTENANCE HOLES SHALL BE ACCORDING TO T-701.010 (1200 MM), T-701.011 (1500 MM), T-701.012-1 (1800 MM) OR T-701.013 (2400 MM). FRAME AND COVER SHALL BE ACCORDING TO OPSD 401.010 TYPE A CLOSED (SANITARY AND STORM).
- MAINTENANCE HOLE CHAMBER OPENINGS MUST BE LOCATED ON THE UPSTREAM SIDE OF THE MAINTENANCE HOLE.
- BENCHING DETAILS SHALL BE ACCORDING TO T-701.021 OR AS SHOWN ON THE DRAWINGS.
- DROP STRUCTURES SHALL BE ACCORDING TO T-1003.01 (EXTERNAL) AND T-1003.01-2 (INTERNAL).
- SANITARY MAINTENANCE HOLES SHALL HAVE WATERTIGHT FRAMES AND COVERS IN PONDING AREAS ACCORDING TO OPSD 401.030.
- REINFORCED CONCRETE PIPE SHALL BE MINIMUM 65-D. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.010 AND 807.030.
- NON-REINFORCED CONCRETE PIPE 150 MM TO 250 MM SHALL BE CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLE 807.040.
- SINGLE CATCHBASINS SHALL BE ACCORDING TO T-705.010 COMPLETE WITH GOSS TRAP, WHERE SPECIFIED. FRAME AND COVER SHALL BE ACCORDING TO OPSD 400.070.
- DOUBLE CATCHBASINS SHALL BE ACCORDING TO T-705.020 COMPLETE WITH GOSS TRAP, WHERE SPECIFIED.
- CATCHBASIN LEADS TO BE 250 MM PVC DR 35 FOR SINGLE CATCHBASINS AND 300 MM PVC DR 35 FOR DOUBLE CATCHBASINS.
- CONNECTION DETAIL FOR SEWER PIPE AT CATCHBASINS AND MAINTENANCE HOLES SHALL BE ACCORDING TO T-708.020.

ROAD RECONSTRUCTION

- RECONSTRUCTION OF DRIVEWAY ENTRANCES SHALL BE ACCORDING TO T-310.050.8.
- LIMITS OF SIDEWALK / CURB RECONSTRUCTION ARE APPROXIMATE. ACTUAL LIMITS ARE TO BE CONFIRMED IN THE FIELD BY THE CONTRACT ADMINISTRATOR.
- CHANGEGE IS ESTABLISHED FROM THE CENTRELINE OF CONSTRUCTION AND GUTTER GRADES ARE CALCULATED ALONG THE GUTTER LINE.
- HEIGHT OF CURB FACES MAY VARY ALONG LENGTH OF GUTTER, AS SHOWN ON PROFILE, OR TO BE CONFIRMED IN THE FIELD.
- ADJUST ALL STRUCTURES (MAINTENANCE HOLES, CATCH BASINS, ETC.) TO SUIT NEW DESIGN ELEVATIONS INCLUDING BREAKING DOWN AND REMOVAL OF PORTION OF TOP OF STRUCTURES TO ALLOW FOR MINIMUM 150 MM ADJUSTMENT.
- ALL CURB SHALL BE CONSTRUCTED WITH A LEDGE AT THE BACK OF THE CURB TO FACILITATE FUTURE SIDEWALK CONSTRUCTION.
- FULL DEPTH SAW-CUTS ARE REQUIRED AT CONSTRUCTION LIMITS OF EXISTING CURB, SIDEWALK AND PAVEMENT UNLESS OTHERWISE SHOWN.
- SAW CUT EXISTING PAVEMENT, SIDEWALK, CURB, GUTTER, DRIVEWAYS, WALKWAYS, ETC. AT CONSTRUCTION LIMITS TO PROVIDE A CLEAN JOINT FOR THE PROPOSED WORK.
- CONSTRUCT PEDESTRIAN SIDEWALK RAMPS WITH TACTILE WALKING SURFACE INDICATORS ACCORDING TO T-310.030-7, T-310.030-8, T-310.030-9, T-310.030-10 AND T-310.030-11.
- EXISTING ENTRANCE RAMPS TO BE RE-INSTALLED. VEHICULAR SIDEWALK RAMP SHALL BE ACCORDING TO T-310.050-1.
- ADJUSTMENT OF APPROACHES, WALKWAYS, AND STEPS MAY BE REQUIRED. LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CONTRACT ADMINISTRATOR.
- EXISTING ASPHALT THICKNESS MAY VARY, TAPER TO MATCH EXISTING AT CONSTRUCTION LIMITS (MINIMUM 2.0 M).
- FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SODDED OR BACKYARDS GRADED AND SODDED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.
- PAVEMENT STRUCTURE TO BE CONSTRUCTED, AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
- DRIVEWAY ENTRANCE TO INDICATE THAT DRIVEWAY THICKNESS SHALL BE IN ACCORDANCE WITH CITY DESIGN STANDARD NO. T-310.050-8.
- ROAD MAKE-UP WITHIN CITY RIGHT-OF-WAY TO BE AS PER CITY STANDARD TS 4.60.07.04.02.

CONTACT INFORMATION

- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR SHALL APPLY FOR A ROAD OCCUPANCY PERMIT FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT DISTRICT OFFICE.
- ALL TTC TRAFFIC IS TO BE MAINTAINED DURING CONSTRUCTION OF THIS (WATERMAIN, SEWER OR ROAD). IN ORDER TO CO-ORDINATE ALL DISRUPTIONS IN SERVICE, CONTRACTOR TO CONTACT MR. EMILY ASSUNCAO 416-393-3302 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- NOTIFY TORONTO WATER, WATER TREATMENT AND SUPPLY AT 416-397-0187 OR SEND AN E-MAIL MESSAGE TO TRUNKWATER@TORONTO.CA TWO WEEKS PRIOR TO EXCAVATING NEAR THE 300MM TRANSMISSION WATERMAIN SO THAT A TORONTO WATER INSPECTOR MAY BE PRESENT.
- DURING THE CONSTRUCTION OF (WATERMAIN / SERVICES OR SEWER / LATERALS) CLOSE TO AN EXISTING TRANSMISSION WATERMAIN, CONTRACTOR TO NOTIFY TORONTO WATER AT 416-397-0187 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

CLIENT
17 ELM GP INC.

2440 DUNDAS ST W #200, TORONTO, ON M6P1W49

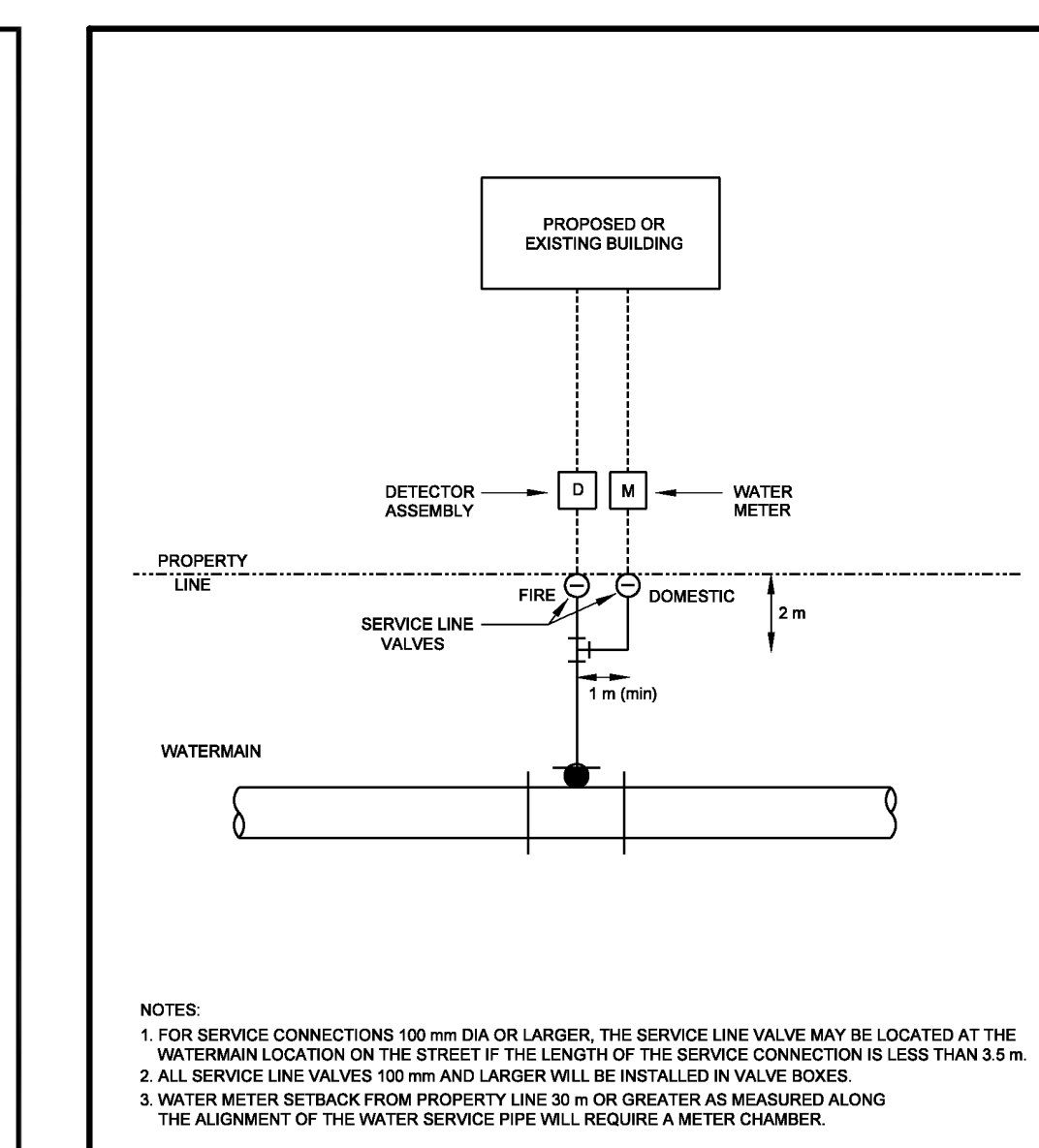
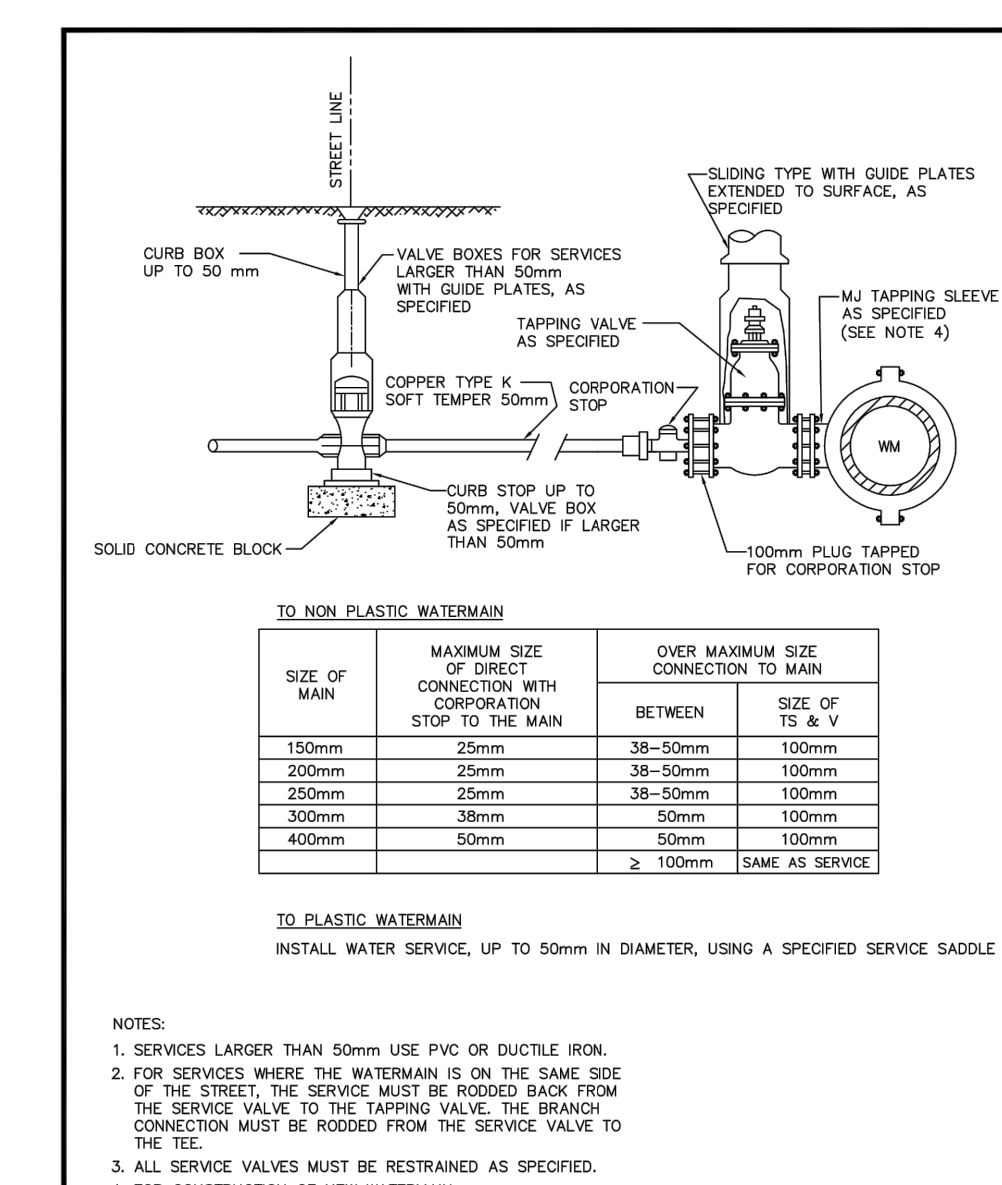
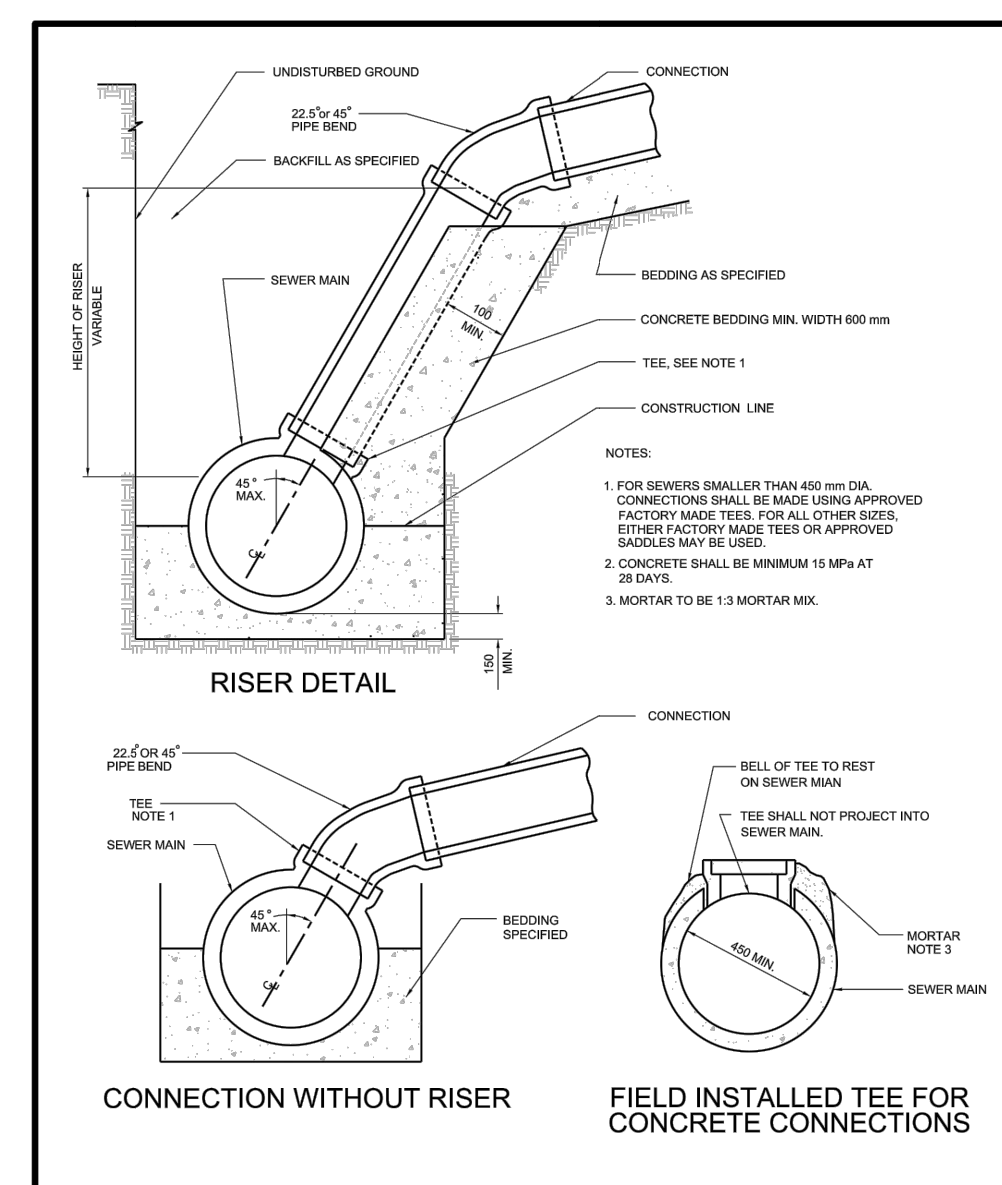
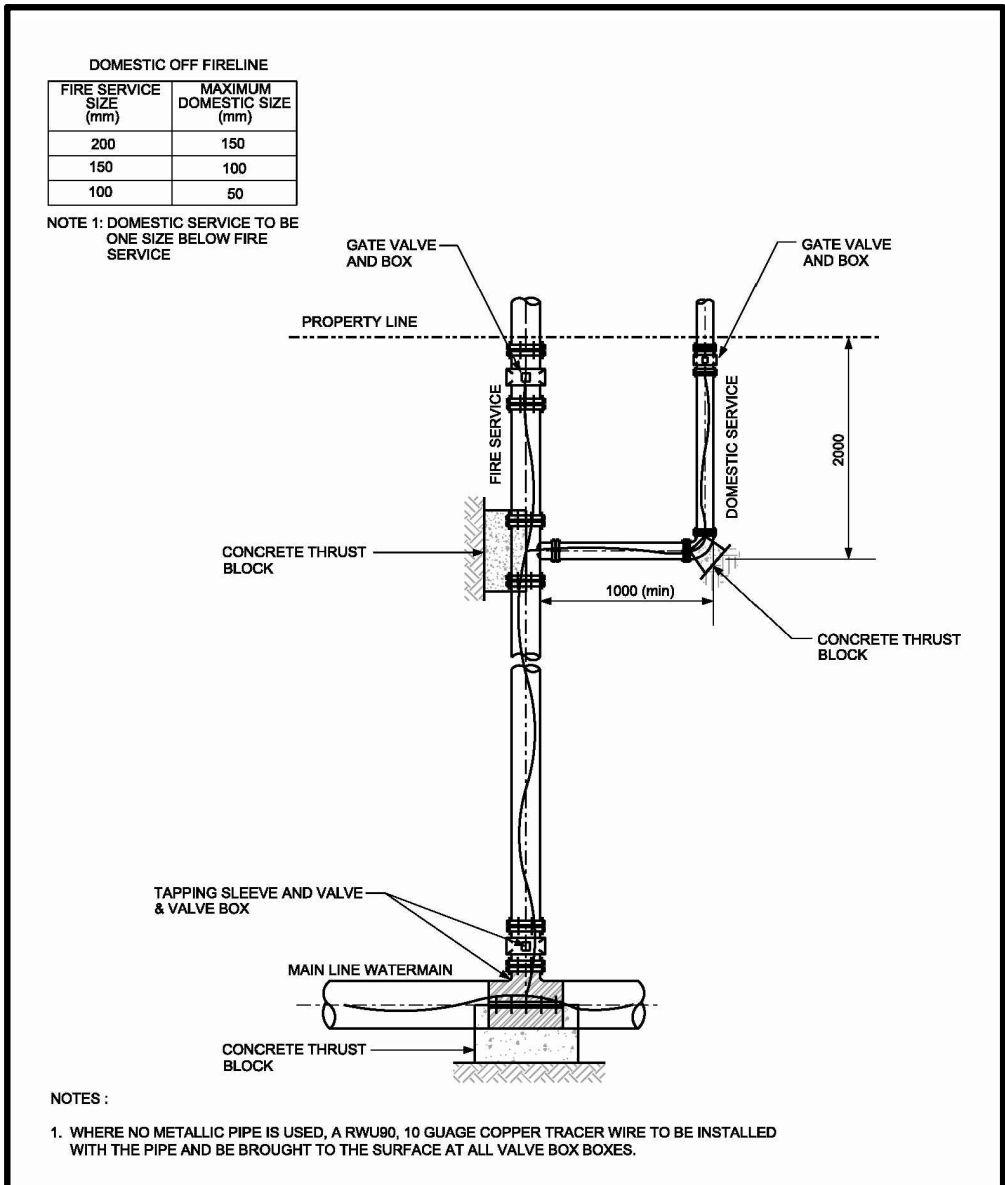
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IBI Group Professional Services (Canada) Inc.
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KEY PLAN

ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA & SPA SUBMISSION	AUGUST 19, 2022
2	ISSUED FOR ZBA & SPA SUBMISSION	APRIL 12, 2023

LEGEND

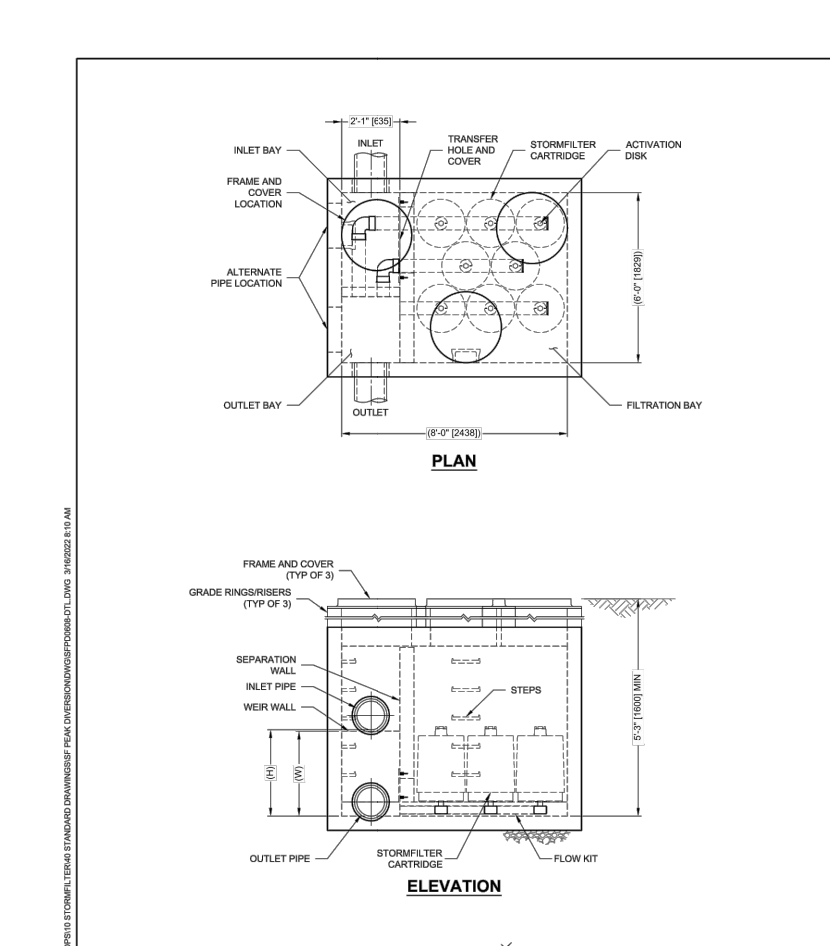
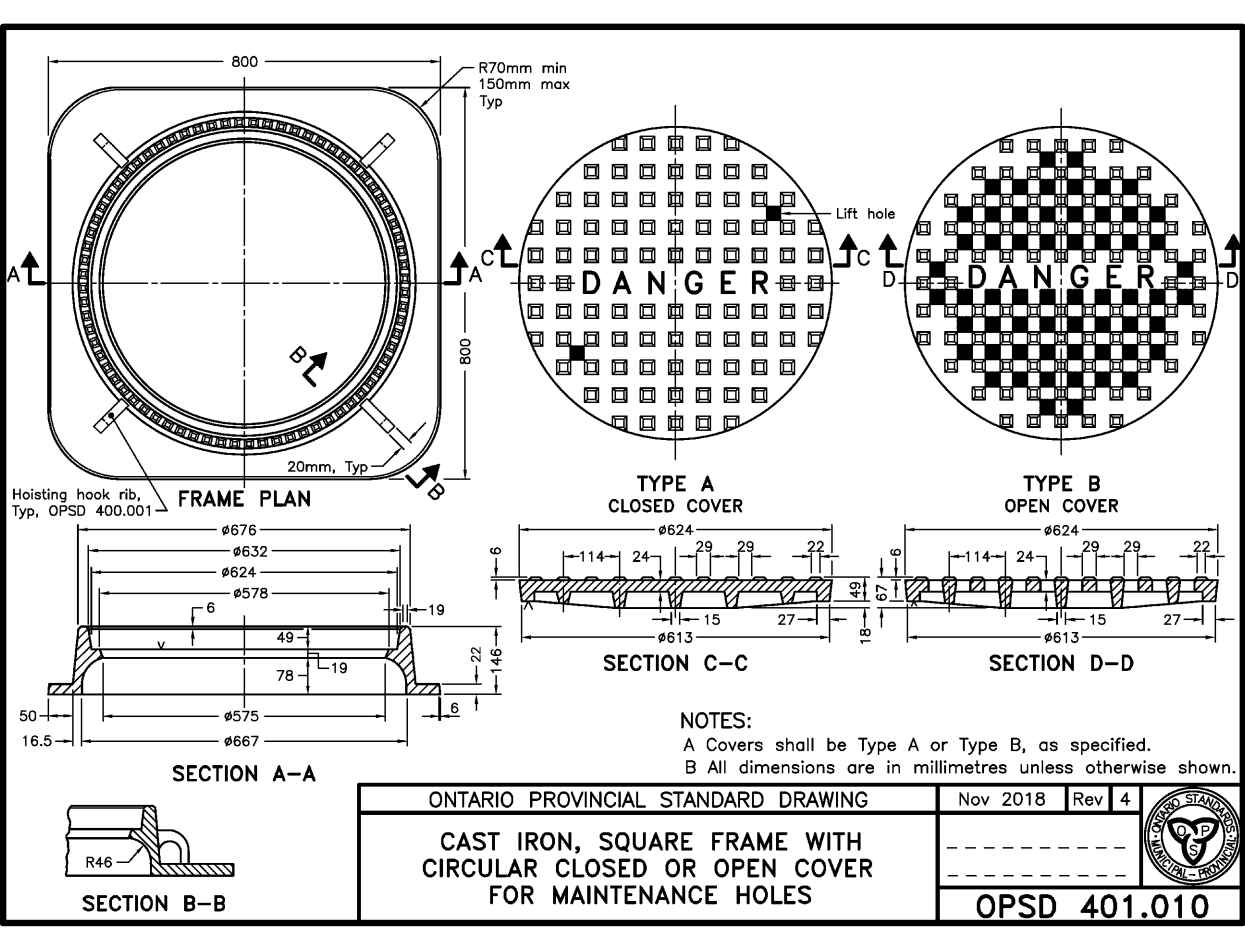


ENGINEERING AND CONSTRUCTION SERVICES STANDARD DRAWING
COMBINE FIRE AND DOMESTIC WATER CONNECTION
REV 0 APR 2013
REV 1 T-1104.02-3
NTS SHEET 1

ENGINEERING AND CONSTRUCTION SERVICES STANDARD DRAWING
DRAIN AND SEWER CONNECTIONS FOR CONCRETE PIPE FOR SEWERS 600 mm DIA. OR SMALLER
REV 1 APR 2013
REV 1 T-708.01
NTS SHEET 1

TECHNICAL SERVICES
Engineering Services - Works Facilities & Structures
TAPPING SLEEVE AND VALVE CONNECTION DETAILS
SCALE: N.T.S.
DATE: MARCH 2008
DRAWING NUMBER: T-1104.02-2
SHEET: 1

ENGINEERING AND CONSTRUCTION SERVICES STANDARD DRAWING
STANDARD SERVICE CONNECTION - 1
REV 3 APR 2013
REV 1 T-1105.02-1
NTS SHEET 1



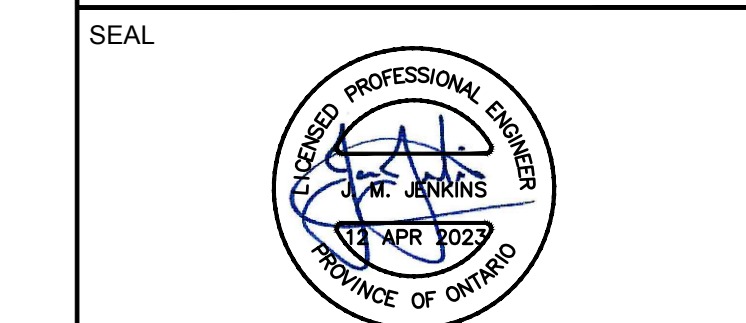
STORMFILTER DESIGN NOTES
SITE SPECIFIC DATA REQUIREMENTS
CONTECH ENGINEERING SOLUTIONS LTD.
SUPPORTS (IF A/B) PEAK DIVERSION STORMFILTER STANDARD DETAIL

LIST OF DRAWINGS
SG-01 - SITE GRADING PLAN
SS-01 - SITE SERVING PLAN
EC-01 - EROSION AND SEDIMENT CONTROL PLAN
DD-01 - DETAIL DRAWING

SITE PLAN INFORMATION
PARTISANS SURVEYORS LTD.
505 DUNDON STREET
TORONTO, ON M5H 1Z2
PHONE: (416) 591-6220
WEBSITE: www.partisans.com

SUBVEYOR INFORMATION
VICMAR SURVEYORS LTD.
1137 CENTRE ST. THORNHILL, ON L4J 3M6
PHONE: (905) 738-0053
WEBSITE: www.vicmar.ca

BENCHMARK INFORMATION:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. C7787 HAVING AN ELEVATION OF 99.467 METRES.



Toronto ENGINEERING AND CONSTRUCTION SERVICES DIVISION
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING DATE

IBI GROUP
Unit 300 - 8133 Warden Avenue
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Tel: 905.763.2322 Fax: 905.763.9983
ibigroup.com

PROJECT
15-17 ELM STREET
TORONTO, ON. M5G 1H1

PROJECT NO: 137680
DRAWN BY: KP CHECKED BY: CG
PROJECT MGR: JJ APPROVED BY: JJ

SHEET TITLE
DETAIL DRAWING

SHEET NUMBER DD-01 ISSUE 02

File Location: \\137680_Ford\Development\0_Product\15-17_Elm\1517680_DD-01.dwg Plotted: Wednesday, April 12, 2023, 1:44:55 PM by Kevin Park